

\$624,800 - 336 Marquis Heights Se, Calgary

MLS® #A2247148

\$624,800

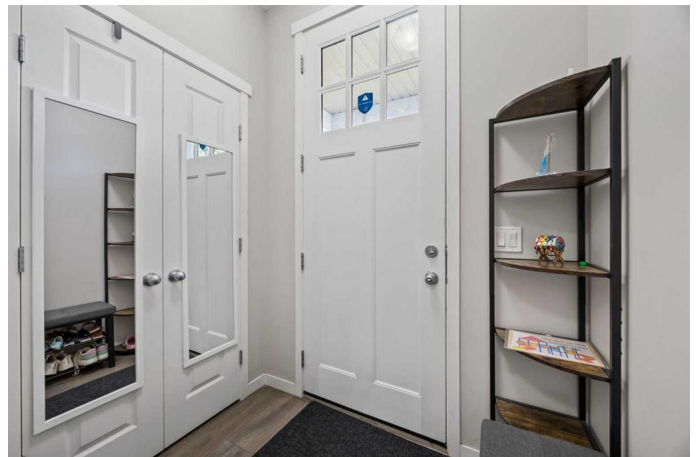
3 Bedroom, 4.00 Bathroom, 1,305 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Discover incredible value in the heart of Mahogany with this charming detached home, perfectly positioned in one of Calgary's most sought-after lake communities. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, function, and lifestyle. The main floor welcomes you with a bright, open layout featuring a spacious living area, a modern kitchen with sleek cabinetry, and a cozy dining nook—perfect for both entertaining and everyday living. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and plenty of natural light.

The backyard is fully fenced and features a beautiful space for summer BBQs, relaxing evenings, and letting kids or pets play freely. A concrete parking pad and paved back alley at the rear provide off-street parking and potential for a future garage. This Hopewell-built home also boasts quartz countertops and stainless steel appliances, maintained to the highest city standards thanks to the current licensed daycare operation, ensuring exceptional cleanliness and care throughout.

Located within walking distance to both the public and Catholic schools and just steps to Mahogany's pathways, lake access, and vibrant amenities, including Mahogany Plaza with Shoppers Drug Mart, Tim Hortons,



Subway, Sobeys, and more. The YMCA and South Health Campus Hospital are a short drive away, with easy access to Stoney Trail and Deerfoot Trail, making commuting and recreation seamless. This is your chance to enjoy year-round lake living at an unbeatable price in a community that truly has it all.

Built in 2016

Essential Information

MLS® #	A2247148
Price	\$624,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	336 Marquis Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A7

Amenities

Amenities	Park, Parking, Recreation Room, Trash, Visitor Parking, Beach Access, Boating, Community Gardens, Day Care, Dog Park, Picnic Area, Playground, Party Room, Racquet Courts
Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Electric Range, Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Washer/Dryer, Built-In Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Brilliant Realty
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